

## \$259,900 - 107 5001 Eton Boulevard, Sherwood Park

MLS® #E4444644

**\$259,900**

1 Bedroom, 1.50 Bathroom, 887 sqft

Condo / Townhouse on 0.00 Acres

Emerald Hills, Sherwood Park, AB

Come home to comfort & elegance where youâ€™ll find a beautifully designed unit featuring nine-foot ceilings creating an airy & spacious ambiance. The open-concept living room seamlessly connects to a stylish kitchen with modern cabinetry, granite countertops, and an island perfect for casual dining. Retreat to the generously sized primary bedroom, which offers a four-piece ensuite and a spacious walk-in closet to accommodate your wardrobe. Additionally, a versatile den awaits your imaginationâ€”perfect as an office, craft room, or quiet reading nook. A second 2-piece bath functions as an in-suite laundry room & offers plenty of storage space. As the day winds down, the cozy living room beckons you towards your west-facing patio. Imagine spending warm summer evenings basking in the golden hues of sunset, overlooking the tranquil park across the street. Discover the elegance of condominium living in the Emerald Hills community, where comfort meets convenience. Elevate your lifestyle at Eton Park Estates.

Built in 2015

### Essential Information

MLS® # E4444644

Price \$259,900



Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	887
Acres	0.00
Year Built	2015
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	107 5001 Eton Boulevard
Area	Sherwood Park
Subdivision	Emerald Hills
City	Sherwood Park
County	ALBERTA
Province	AB
Postal Code	T5H 0N7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Exercise Room, No Smoking Home, Parking-Visitor, Security Door, Heat Exchanger
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator-Energy Star, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Concrete, Fiber Cement
Exterior Features	Landscaped, Park/Reserve, Playground Nearby, Public Transportation,

	Shopping Nearby
Roof	Asphalt Shingles, SBS Roofing System
Construction	Wood, Brick, Concrete, Fiber Cement
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	8
Zoning	Zone 25
Condo Fee	\$594

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 5th, 2025 at 10:02am MDT